

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE MR. ) WEDNESDAY, THE 15<sup>th</sup>  
 )  
JUSTICE CAVANAGH ) DAY OF DECEMBER, 2021

B E T W E E N:

**DORR CAPITAL CORPORATION**

Applicant

- and -

**665-671 SHEPPARD AVENUE WEST LTD.**

Respondent

**APPLICATION UNDER** Section 243 of the *Bankruptcy and Insolvency Act* R.S.C. 1985 c. B-3, as amended, and under Section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43

**APPROVAL AND VESTING ORDER**

THIS MOTION, made by Rosen Goldberg Inc. in its capacity as the Court-appointed receiver (the “**Receiver**”) of all of the assets, undertakings and properties of the Respondent 665-671 Sheppard Avenue West Ltd. (the “**Debtor**”) acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof, for an order approving the transaction (the “**Transaction**”) contemplated in the Offer to Purchase made by 2869773 Ontario Inc. (the “**Purchaser**”) on December 10, 2021 and accepted by the Receiver on December 10, 2021 (the

“**Sale Agreement**”), and appended to the First Report of the Receiver dated December 13, 2021 (the “**First Report**”), for the sale of the lands and premises described in Schedules A1, A2, A3, and A4 hereto (collectively, the “**Property**”), and vesting the Debtor’s right, title and interest in the Property in and to the Purchaser, was heard this day by judicial video conference due to the COVID-19 pandemic.

ON READING the First Report and on hearing the submissions of counsel for the Receiver, counsel for Dorr Capital Corporation (“**Dorr**”), counsel for certain syndicated investors in the second mortgage (the “**Second Mortgage**”) held by Bathurst Holdings Inc. and Community Trust Inc. (collectively, the “**Second Mortgagee**”) and counsel for SRN Architects Inc. (“**SRN**”), no one appearing for any other person on the service list, although served as appears from the affidavit of Janet Nairne sworn December 13, 2021, filed:

1. THIS COURT ORDERS that that the time for service of the Receiver’s Notice of Motion and Motion Record is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.
2. THIS COURT ORDERS AND DECLARES that the Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Property to the Purchaser.
3. THIS COURT ORDERS AND DECLARES that upon the delivery of a Receiver’s certificate to the Purchaser substantially in the form attached as Schedule B hereto (the “**Receiver’s Certificate**”), all right, title and interest of the Debtor in and to the Property, shall vest absolutely in the Purchaser free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the “**Claims**”) including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice Penny dated December 6, 2021; (ii) all charges, security interests or claims

evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on Schedules C1, C2, C3, and C4 hereto (all of which are collectively referred to as the “**Encumbrances**”, which term shall not include the permitted encumbrances, easements and restrictive covenants listed on Schedules D1, D2, D3, and D4 hereto) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Property are hereby expunged and discharged as against the Property.

4. THIS COURT ORDERS that upon the registration in Land Registry Office for the Land Titles Division of Toronto (No. 66) of an Application for Vesting Order in the form prescribed by the *Land Titles Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the Property in fee simple, and is hereby directed to delete and expunge from title to the Property all of the Claims listed in Schedules C1, C2, C3, and C4 hereto.

5. THIS COURT ORDERS AND DIRECTS the Receiver to file with the Court a copy of the Receiver’s Certificate, forthwith after delivery thereof.

6. THIS COURT ORDERS that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Property shall stand in the place and stead of the Property, and that from and after the delivery of the Receiver’s Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Property with the same priority as they had with respect to the Property immediately prior to the sale, as if the Property had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

7. THIS COURT ORDERS that upon completion of the Transaction the Receiver shall

- (a) hold in its trust account the sum of \$336,833.47 plus 25 per cent to stand as security (the “**Lien Security**”) for the lien claim of SRN (the “**SRN Claim**”); and
- (b) distribute to Dorr the amount required to satisfy the indebtedness owing under its first mortgage (the “**First Mortgage**”) in full.

8. THIS COURT ORDERS that the Lien Security shall:

- (a) firstly, stand as security for the mortgage priority claim made by SRN against Dorr in respect of the First Mortgage as set out in the SRN Claim (the “**First SRN Priority Claim**”); and
- (b) secondly, stand as security for the mortgage priority claim made by SRN against the Second Mortgagee in respect of the Second Mortgage as set out in the SRN Claim (the “**Second SRN Priority Claim**”).

9. THIS COURT ORDERS that the Receiver shall as soon as reasonably possible bring a motion for advice and directions regarding the First SRN Priority Claim, the Second Priority Claim and, subject to any Order for payment to SRN out of the Lien Security resulting from those determinations, for advice and directions regarding the distribution of the balance of the funds remaining in its hands.

10. THIS COURT ORDERS that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Debtor and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtor;

the vesting of the Property in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of any of the Debtor, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

11. THIS COURT ORDERS AND DECLARES that the Receiver is authorized and directed, *nunc pro tunc*, to redact from the First Report served on the parties named in the service list, Confidential Appendices 1, 2 and 3.

12. THIS COURT ORDERS AND DECLARES that the unredacted version of the First Report, including Confidential Appendices 1, 2 and 3, shall be sealed, kept confidential, and shall not form part of the public record, but shall rather be placed separate and apart from all other contents of the Court File in a separately sealed envelope on which is affixed is a notice setting out the title of these proceedings and a statement that the contents are subject to a sealing order and shall only be unsealed after the closing of the Transaction, or further Order of this Court.

13. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

14. THIS COURT ORDERS that notwithstanding Rule 59.05, this Order is effective from the date that it is made, and is enforceable without any need for entry and filing. In accordance with Rule 77.07(6) and 1.04, no formal order need be entered and filed unless an appeal or a motion for leave to appeal is brought to an appellate court. Any party may nonetheless submit a formal order for original signing, entry and filing when the Court returns to regular operations.

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## **SCHEDULE A1**

**PIN: 10202 - 0477 LT**

PT LT 15 PL 1938 DESIGNATED AS PARTS 1, 2 AND 3 ON PLAN 66R29478. STREET LIMIT OF SNIDER STREET IS CONFIRMED BY PL BA300 AS IN NY622411; SUBJECT TO AN EASEMENT AS IN AT5856661; CITY OF TORONTO

Municipal Address: 671 Sheppard Avenue, West, Toronto

## **SCHEDULE A2**

**PIN: 10202 - 0478 LT**

PT LT 15 PL 1938 DESIGNATED AS PARTS 4 AND 5 ON PLAN 66R-29478; SUBJECT TO AN EASEMENT AS IN AT5856661; CITY OF TORONTO

Municipal Address: 669 Sheppard Avenue, West, Toronto

**SCHEDULE A3**

**PIN: 10202 - 0479 LT**

PT LT 16 PL 1938 DESIGNATED AS PARTS 6 AND 7 ON PLAN 66R29478; SUBJECT TO AN EASEMENT AS IN AT5856661; CITY OF TORONTO

Municipal Address: 667 Sheppard Avenue, West, Toronto



## **SCHEDULE A4**

**PIN: 10202 - 0480 LT**

PT LT 16 PL 1938 DESIGNATED AS PARTS 8 AND 9 ON PLAN 66R-29478; SUBJECT TO AN EASEMENT AS IN AT5856661; CITY OF TORONTO

Municipal Address: 665 Sheppard Avenue, West, Toronto

**SCHEDULE B**  
**Form of Receiver's Certificate**

Court File No. CV-21-00672299-00CL

B E T W E E N:

**DORR CAPITAL CORPORATION**

Applicant

- and -

**665-671 SHEPPARD AVENUE WEST LTD.**

Respondent

**APPLICATION UNDER** Section 243 of the *Bankruptcy and Insolvency Act* R.S.C. 1985 c. B-3, as amended, and under section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43

**RECEIVER'S CERTIFICATE**

**RECITALS**

A. Pursuant to an Order of the Honourable Justice Penny of the Ontario Superior Court of Justice (the "**Court**") dated December 6, 2021, Rosen Goldberg Inc. was appointed as receiver, pursuant to section 243(1) of the *Bankruptcy and Insolvency Act* and section 101 of the *Courts of Justice Act* (the "**Receiver**"), without security, of all the assets, undertakings and properties of the Respondent 665-671 Sheppard Avenue West Ltd. (the "**Debtor**") acquired for, or used in relation to a business carried on by the Debtor, and all proceeds thereof, including, without limitation, the lands and premises municipally known as 671 Sheppard Avenue, West, Toronto, 669 Sheppard Avenue, West, Toronto, 667 Sheppard Avenue, West, Toronto, 665 Sheppard Avenue, West, Toronto (collectively, the "**Real Property**") and all proceeds thereof.

B. Pursuant to an Order of the Court dated December 15, 2021, the Court approved the transaction (the "**Transaction**") contemplated in the Offer to Purchase made by 2869773 Ontario Inc. (the "**Purchaser**") on December 10, 2021 and accepted by the Receiver on December 10, 2021 (the "**Sale Agreement**"), for the sale of the Real Property and an Order vesting the

Debtor's right, title and interest in the Real Property in and to the Purchaser, which vesting is to be effective with respect to the Real Property upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Property; (ii) that the conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Real Property payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at \_\_\_\_\_ [TIME] on \_\_\_\_\_, 202\_.

**ROSEN GOLDBERG INC.**

in its capacity as Court-appointed receiver of the asset, property and undertakings of 665-671 Sheppard Avenue West Ltd. and not in its personal or corporate capacity

Per: \_\_\_\_\_

Name: Brahm Rosen

Title: President

## SCHEDULE C1

### REGISTRATIONS TO BE DELETED FROM PIN 10202-0477 LT

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
AT4210044	2016/05/03	CHARGE	\$8,000,000	665-671 SHEPPARD AVENUE WEST LTD.	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4210045	2016/05/03	NO ASSGN RENT GEN		665-671 SHEPPARD AVENUE WEST LTD.	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4258063	2016/06/24	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4258082	2016/06/24	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY.
AT4283547	2016/07/19	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4283560	2016/07/19	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4334470	2016/09/06	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4334481	2016/09/06	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
AT4732228	2017/11/14	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC.  COMMUNITY TRUST COMPANY
AT4732229	2017/11/14	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC.  COMMUNITY TRUST COMPANY
AT4746629	2017/11/30	TRANSFER OF CHARGE		BATHURST PROJECT HOLDINGS INC.  COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC.  COMMUNITY TRUST COMPANY
AT4746630	2017/11/30	NO ASSGN RENT GEN		BATHURST PROJECT HOLDINGS INC.  COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC.  COMMUNITY TRUST COMPANY
AT5171254	2019/06/27	NOTICE	\$2	665-671 SHEPPARD AVENUE WEST LTD.	BATHURST PROJECT HOLDINGS INC.  COMMUNITY TRUST COMPANY
AT5199820	2019/07/31	POSTPONEMENT		BATHURST PROJECT HOLDINGS INC.  COMMUNITY TRUST COMPANY	FIRST SOURCE FINANCIAL MANAGEMENT INC.
AT5491400	2020/08/07	CHARGE	\$7,900,000	665-671 SHEPPARD AVENUE WEST LTD.	DORR CAPITAL CORPORATION
AT5491401	2020/08/07	NO ASSGN RENT GEN		665-671 SHEPPARD AVENUE WEST LTD.	DORR CAPITAL CORPORATION
AT5491489	2020/08/07	NOTICE	\$2	665-671 SHEPPARD AVENUE WEST LTD.	BATHURST PROJECT HOLDINGS INC.  COMMUNITY TRUST COMPANY
AT5747660	2021/05/27	CONSTRUCTION LIEN	\$336,833	SRN ARCHITECTS INC.	
AT5771827	2021/06/18	CERTIFICATE		SRN ARCHITECTS INC.	
AT5882345	2021/10/13	CAUTION-NOTICE		11541161 CANADA CORP.	

<b>REG. NUM.</b>	<b>DATE</b>	<b>INSTRUMENT TYPE</b>	<b>AMOUNT</b>	<b>PARTIES FROM</b>	<b>PARTIES TO</b>
AT5883438	2021/10/14	WITHDRAWAL CAUTION		11541161 CANADA CORP.	
AT5883441	2021/10/14	CAUTION-NOTICE		DC & F CORP.	
AT5907039	2021/11/09	WITHDRAWAL CAUTION		DC & F CORP.	

## SCHEDULE C2

### REGISTRATIONS TO BE DELETED FROM PIN 10202- 0478 LT

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
AT4210044	2016/05/03	CHARGE	\$8,000,000	665-671 SHEPPARD AVENUE WEST LTD.	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4210045	2016/05/03	NO ASSGN RENT GEN		665-671 SHEPPARD AVENUE WEST LTD.	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4258063	2016/06/24	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4258082	2016/06/24	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4283547	2016/07/19	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4283560	2016/07/19	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4334470	2016/09/06	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4334481	2016/09/06	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4732228	2017/11/14	TRANSFER OF		GARFINKLE	BATHURST PROJECT

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
		CHARGE		BIDERMAN LLP COMMUNITY TRUST COMPANY	HOLDINGS INC. COMMUNITY TRUST COMPANY
AT4732229	2017/11/14	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT4746629	2017/11/30	TRANSFER OF CHARGE		BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT4746630	2017/11/30	NO ASSGN RENT GEN		BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT5171254	2019/06/27	NOTICE	\$2	665-671 SHEPPARD AVENUE WEST LTD.	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT5199820	2019/07/31	POSTPONEMENT		BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY	FIRST SOURCE FINANCIAL MANAGEMENT INC.
AT5491400	2020/08/07	CHARGE	\$7,900,000	665-671 SHEPPARD AVENUE WEST LTD.	DORR CAPITAL CORPORATION
AT5491401	2020/08/07	NO ASSGN RENT GEN		665-671 SHEPPARD AVENUE WEST LTD.	DORR CAPITAL CORPORATION
AT5491489	2020/08/07	NOTICE	\$2	665-671 SHEPPARD AVENUE WEST LTD.	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT5747660	2021/05/27	CONSTRUCTION LIEN	\$336,833	SRN ARCHITECTS INC.	
AT5771827	2021/06/18	CERTIFICATE		SRN ARCHITECTS INC.	
AT5882345	2021/10/13	CAUTION-NOTICE		11541161 CANADA CORP.	



<b>REG. NUM.</b>	<b>DATE</b>	<b>INSTRUMENT TYPE</b>	<b>AMOUNT</b>	<b>PARTIES FROM</b>	<b>PARTIES TO</b>
AT5883438	2021/10/14	WITHDRAWL CAUTION		11541161 CANADA CORP.	
AT5883441	2021/10/14	CAUTION-NOTICE		DC & F CORP.	
AT5907039	2021/11/09	WITHDRAWL CAUTION		DC & F CORP.	

### SCHEDULE C3

#### REGISTRATIONS TO BE DELETED FROM PIN 10202-0479LT

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
AT4210044	2016/05/03	CHARGE	\$8,000,000	665-671 SHEPPARD AVENUE WEST LTD.	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4210045	2016/05/03	NO ASSGN RENT GEN		665-671 SHEPPARD AVENUE WEST LTD.	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4258063	2016/06/24	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4258082	2016/06/24	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4283547	2016/07/19	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4283560	2016/07/19	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4334470	2016/09/06	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4334481	2016/09/06	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4732228	2017/11/14	TRANSFER OF		GARFINKLE	BATHURST PROJECT

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
		CHARGE		BIDERMAN LLP COMMUNITY TRUST COMPANY	HOLDINGS INC. COMMUNITY TRUST COMPANY
AT4732229	2017/11/14	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT4746629	2017/11/30	TRANSFER OF CHARGE		BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT4746630	2017/11/30	NO ASSGN RENT GEN		BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT5171254	2019/06/27	NOTICE	\$2	665-671 SHEPPARD AVENUE WEST LTD.	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT5199820	2019/07/31	POSTPONEMENT		BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY	FIRST SOURCE FINANCIAL MANAGEMENT INC.
AT5491400	2020/08/07	CHARGE	\$7,900,000	665-671 SHEPPARD AVENUE WEST LTD.	DORR CAPITAL CORPORATION
AT5491401	2020/08/07	NO ASSGN RENT GEN		665-671 SHEPPARD AVENUE WEST LTD.	DORR CAPITAL CORPORATION
AT5491489	2020/08/07	NOTICE	\$2	665-671 SHEPPARD AVENUE WEST LTD.	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT5747660	2021/05/27	CONSTRUCTION LIEN	\$336,833	SRN ARCHITECTS INC.	
AT5771827	2021/06/18	CERTIFICATE		SRN ARCHITECTS INC.	
AT5882345	2021/10/13	CAUTION-NOTICE		11541161 CANADA CORP.	

<b>REG. NUM.</b>	<b>DATE</b>	<b>INSTRUMENT TYPE</b>	<b>AMOUNT</b>	<b>PARTIES FROM</b>	<b>PARTIES TO</b>
AT5883438	2021/10/14	WITHDRAWAL CAUTION		11541161 CANADA CORP.	
AT5883441	2021/10/14	CAUTION-NOTICE		DC & F CORP.	
AT5907039	2021/11/09	WITHDRAWAL CAUTION		DC & F CORP.	

## SCHEDULE C4

### REGISTRATIONS TO BE DELETED FROM PIN 10202 - 0480LT

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
AT4210044	2016/05/03	CHARGE	\$8,000,000	665-671 SHEPPARD AVENUE WEST LTD.	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4210045	2016/05/03	NO ASSGN RENT GEN		665-671 SHEPPARD AVENUE WEST LTD.	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4258063	2016/06/24	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4258082	2016/06/24	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4283547	2016/07/19	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4283560	2016/07/19	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4334470	2016/09/06	TRANSFER OF CHARGE		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4334481	2016/09/06	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY	GARFINKLE BIDERMAN LLP  COMMUNITY TRUST COMPANY
AT4732228	2017/11/14	TRANSFER OF		GARFINKLE	BATHURST PROJECT

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
		CHARGE		BIDERMAN LLP COMMUNITY TRUST COMPANY	HOLDINGS INC. COMMUNITY TRUST COMPANY
AT4732229	2017/11/14	NO ASSGN RENT GEN		GARFINKLE BIDERMAN LLP COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT4746629	2017/11/30	TRANSFER OF CHARGE		BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT4746630	2017/11/30	NO ASSGN RENT GEN		BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT5171254	2019/06/27	NOTICE	\$2	665-671 SHEPPARD AVENUE WEST LTD.	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT5199820	2019/07/31	POSTPONEMENT		BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY	FIRST SOURCE FINANCIAL MANAGEMENT INC.
AT5491400	2020/08/07	CHARGE	\$7,900,000	665-671 SHEPPARD AVENUE WEST LTD.	DORR CAPITAL CORPORATION
AT5491401	2020/08/07	NO ASSGN RENT GEN		665-671 SHEPPARD AVENUE WEST LTD.	DORR CAPITAL CORPORATION
AT5491489	2020/08/07	NOTICE	\$2	665-671 SHEPPARD AVENUE WEST LTD.	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY
AT5747660	2021/05/27	CONSTRUCTION LIEN	\$336,833	SRN ARCHITECTS INC.	
AT5767627	2021/06/15	NOTICE		665-671 SHEPPARD AVENUE WEST LTD.	BATHURST PROJECT HOLDINGS INC. COMMUNITY TRUST COMPANY

<b>REG. NUM.</b>	<b>DATE</b>	<b>INSTRUMENT TYPE</b>	<b>AMOUNT</b>	<b>PARTIES FROM</b>	<b>PARTIES TO</b>
AT5771827	2021/06/18	CERTIFICATE		SRN ARCHITECTS INC.	
AT5882345	2021/10/13	CAUTION-NOTICE		11541161 CANADA CORP.	
AT5883438	2021/10/14	WITHDRAWAL CAUTION		11541161 CANADA CORP.	
AT5883441	2021/10/14	CAUTION-NOTICE		DC & F CORP.	
AT5907039	2021/11/09	WITHDRAWAL CAUTION		DC & F CORP.	

**SCHEDULE D1****REGISTRATIONS TO BE PERMITTED ON PIN 10202-0477 LT**

<b>REG. NUM.</b>	<b>DATE</b>	<b>INSTRUMENT TYPE</b>	<b>AMOUNT</b>	<b>PARTIES FROM</b>	<b>PARTIES TO</b>
64BA300	1972/08/16	PLAN BOUNDRIES ACT			
NY649044	1973/10/16	CERTIFICATE			
TR57844	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT TRANSPORT CANADA	
AT4040452	2015/10/20	TRANSFER	\$1,975,000	ADVANTAGEOUS MORTGAGE INC.	665-671 SHEPPARD AVENUE WEST LTD.
66R29478	2017/08/02	PLAN REFERENCE			
AT4645636	2017/08/02	APL ABSOLUTE TITLE		665-671 SHEPPARD AVENUE WEST LTD.	
66R31263	2020/04/14	PLAN REFERENCE			
AT5856661	2021/09/13	TRANSFER EASEMENT	\$2	665-671 SHEPPARD AVENUE WEST LTD.	ROGERS COMMUNICATIONS INC.
AT5907094	2021/11/09	TRANSFER REL&ABAND	\$2	ROGERS COMMUNICATIONS INC.	665-671 SHEPPARD AVENUE WEST LTD.
AT5934780	2021/12/10	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE - COMMERCIAL LIST	DORR CAPITAL CORPORATION



**SCHEDULE D2****REGISTRATIONS TO BE PERMITTED ON PIN 10202-0478LT**

<b>REG. NUM.</b>	<b>DATE</b>	<b>INSTRUMENT TYPE</b>	<b>AMOUNT</b>	<b>PARTIES FROM</b>	<b>PARTIES TO</b>
AT4040451	2015/10/20	TRANSFER	\$1,575,000	BIDRANG, MELINDA	665-671 SHEPPARD AVENUE WEST LTD.
66R29478	2017/08/02	PLAN REFERENCE			
AT4645636	2017/08/02	APL ABSOLUTE TITLE		665-671 SHEPPARD AVENUE WEST LTD.	
66R31263	2020/04/14	PLAN REFERENCE			
AT5856661	2021/09/13	TRANSFER EASEMENT	\$2	665-671 SHEPPARD AVENUE WEST LTD.	ROGERS COMMUNICATIONS INC.
AT5907094	2021/11/09	TRANSFER REL&ABAND	\$2	ROGERS COMMUNICATIONS INC.	665-671 SHEPPARD AVENUE WEST LTD.
AT5934780	2021/12/10	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE - COMMERCIAL LIST	DORR CAPITAL CORPORATION

**SCHEDULE D3****REGISTRATIONS TO BE PERMITTED ON PIN 10202-0479LT**

<b>REG. NUM.</b>	<b>DATE</b>	<b>INSTRUMENT TYPE</b>	<b>AMOUNT</b>	<b>PARTIES FROM</b>	<b>PARTIES TO</b>
AT4040450	2015/10/20	TRANSFER	\$1,075,000	2290819 ONTARIO INC.	665-671 SHEPPARD AVENUE WEST LTD.
66R29478	2017/08/02	PLAN REFERENCE			
AT4645636	2017/08/02	APL ABSOLUTE TITLE		665-671 SHEPPARD AVENUE WEST LTD.	
66R31263	2020/04/14	PLAN REFERENCE			
AT5856661	2021/09/13	TRANSFER EASEMENT	\$2	665-671 SHEPPARD AVENUE WEST LTD.	ROGERS COMMUNICATIONS INC.
AT5907094	2021/11/09	TRANSFER REL&ABAND	\$2	ROGERS COMMUNICATIONS INC.	665-671 SHEPPARD AVENUE WEST LTD.
AT5934780	2021/12/10	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE - COMMERCIAL LIST	DORR CAPITAL CORPORATION

**SCHEDULE D4****REGISTRATIONS TO BE PERMITTED ON PIN 10202 - 0480LT**

<b>REG. NUM.</b>	<b>DATE</b>	<b>INSTRUMENT TYPE</b>	<b>AMOUNT</b>	<b>PARTIES FROM</b>	<b>PARTIES TO</b>
AT4040449	2015/10/20	TRANSFER	\$1,075,000	NADI, ALIREZA	665-671 SHEPPARD AVENUE WEST LTD.
66R29478	2017/08/02	PLAN REFERENCE			
AT4645636	2017/08/02	APL ABSOLUTE TITLE		665-671 SHEPPARD AVENUE WEST LTD.	
66R31263	2020/04/14	PLAN REFERENCE			
AT5856661	2021/09/13	TRANSFER EASEMENT	\$2	665-671 SHEPPARD AVENUE WEST LTD.	ROGERS COMMUNICATIONS INC.
AT5907094	2021/11/09	TRANSFER REL&ABAND	\$2	ROGERS COMMUNICATIONS INC.	665-671 SHEPPARD AVENUE WEST LTD.
AT5934780	2021/12/10	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE - COMMERCIAL LIST	DORR CAPITAL CORPORATION

**DORR CAPITAL CORPORATION**  
Applicant

-and- **665-671 SHEPPARD AVENUE WEST LTD.**  
Respondent

Court File No. CV-21-00672299-00CL

**ONTARIO**  
**SUPERIOR COURT OF JUSTICE**  
**COMMERCIAL LIST**

**PROCEEDING COMMENCED AT TORONTO**

**APPROVAL AND VESTING ORDER**

**DICKINSON WRIGHT LLP**

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